



Attachment 4
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Wade Horton, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

MEMORANDUM

Date: April 27, 2015
To: Brandi Cummings, Project Planner
From: Glenn Marshall, Development Services
Subject: **Public Works Comments on DRC2014-00110, Avalos MUP, Emmons Rd, Cambria, APN 023-095-037**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

Public Works Comments:

- A. The proposed project is within a drainage review area. Drainage plan is required and it will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Chapter 23.05.040 of the Land Use Ordinance prior to future submittal of development permits.
- B. The project appears to not meet the applicability criteria for a Stormwater Management (it creates or replaces less than 2500 sf of impervious area). Therefore no Stormwater Control Plan is required.

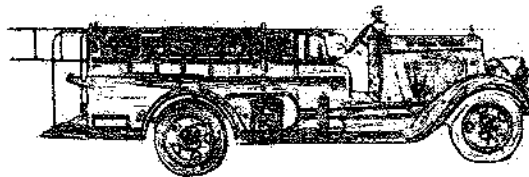
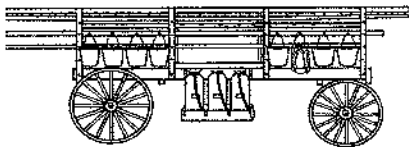
Recommended Project Conditions of Approval:

Drainage

- 1. **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with Section 23.05.040 (Drainage) of the Land Use Ordinance.
- 2. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.

CAMBRIA FIRE DEPARTMENT

Established 1887



Mark Miller, Fire Chief

2850 Burton Drive • Cambria, CA. 93428

Phone: (805) 927-6240 • Fax: (805) 927-6242 • Email: mmiller@cambriacsd.org

FIRE PLAN REVIEW

Department of Planning & Building
County Government Center
San Luis Obispo, CA 93408

Date: **March 18, 2015**

*This Project Requires Water Letter - No

Building owners Name: **Dan & Annamarie Avalos**

Project Address: **1976 Emmons Rd**

Project type: **Deck Repair and Addition**

Building Permit Number: **Pending**

APN# **023-095-037**

Square Footage of Existing Structure: **2480 Sq Ft**

Square Foot of Proposed Addition: **N/A**

Sprinkler System required: **No**

24-hour supervised monitored system required: **No, if under 70 heads**

Nearest Fire Hydrant: **On Emmons - 1500 + GPM**

Driveway Access: **N/A** Turnarounds required: **No**

Comments: This structure is located in a High Cal-Fire Wildland Severity Zone and a High CCSD FD Wildland Fire Risk Zone.

Conditions of approval: See attached

A handwritten signature in black ink that reads "Mark P. Miller". The signature is stylized with a large, looped 'M' and a trailing 'L'.

Mark Miller
Fire Chief

"Automatic Fire Sprinklers Save Lives!"

SECTION 505 – CLASS-2 (HIGH Fire Risk) IGNITION-RESISTANT CONSTRUCTION

505.1 General. Class-2 ignition-resistant construction shall be in accordance with Section 505.

505.4 Gutters and Downspouts. Gutters and downspouts shall be constructed of noncombustible material.

505.6 Unenclosed Under floor Protection. Buildings or structures shall have all under floor areas enclosed to the ground, with exterior walls in accordance with Section 505.5.

Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior one-hour-rated fire-resistive construction or heavy timber construction.

DECKING SURFACES AND UNDER FLOOR PROTECTION

1. Decking

Decking surfaces, stair treads, risers and landings of decks, porches, and balconies where any portion of such surface is within 10' of the primary structure shall comply with one of the following:

- a. Shall be constructed of ignition-resistant materials OR constructed with heavy timber, exterior fire-retardant-treated wood, approved noncombustible materials, OR of 2" nominal redwood construction grade common or better.
- b. The county will accept decks with non-combustible surfaces such as ceramic tile or other product listed as "one-hour" or Class A roof covering. The use of paints, coatings, stains, or other surface treatments are not an approved method of protection.

2. Floor Projections, under floor areas

The underside of floor projections, unenclosed under floor areas attached to, or within 10 feet of a structure, shall be constructed of, or covered with, ignition resistant materials, be of fire retardant or heavy timber construction or shall be enclosed to grade. Minimum Heavy Timber sizes are 6x6 columns, 6x8 beams, 4x8 joists.

Hazardous Fuel Abatement

Provide a hazardous fuel abatement program before, during and after construction. Maintain combustible vegetation clearance to a minimum of 30 feet from combustible construction materials.

Defensible Space

Persons owning, leasing controlling, operating, or maintaining buildings or structures requiring defensible spaces are responsible for modifying or removing non fire-restive vegetation on the property owned, leased or controlled by said person. All Irish/Scotch broom, and pampas grass must be removed to its' volatility.

Ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants used as ground cover, are allowed to be within the designed defensible space provided they do not form a means of readily transmitting fire from the native growth to any structure.

Trees are allowed within the defensible space provided the horizontal distance between crowns of adjacent trees, and crowns of trees and structures, overhead electrical facilities, or unmodified fuel is not less than 10 feet. Trees must be limbed up 6-7 feet from the ground level. Deadwood and litter shall be regularly removed from trees. Minimum defensible space around the structure is 30 feet, more is required on sloped parcels. UWIC Sec. 603

Attachment 4



Re: DRC2014-00110 AVALOS, Coastal E-Referral, MUP, Cambria

Michael Stoker to: Airlin Singewald

04/29/2015 08:34 AM

Cc: Cheryl Journey, Stephen Hicks

Airlin,

Please find the building departments comments for DRC2014-00110 below. Please let me know if you have any questions.

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of adding 320 sq. ft to an existing deck of 357 sq. ft. The project shall comply with current codes adopted by the County of San Luis Obispo (2013 California Building Standards Codes and Title 19 of the SLO County Codes).

While a thorough plan review will be conducted at time of building permit application, the following items are noted to assist design review;

- 1) Construction shall comply with the 2013 California Residential Code.
- 2) Provide plans which clearly show the structural design for the proposed deck to verify compliance with the prescriptive requirements of the 2013 California Residential Code or any structural element not complying with the prescriptive requirements will need to be prepared by a California Licensed Design Professional (Architect or Engineer) justifying the structural design.
- 3) The stairs will need to be detailed on the plans to verify compliance with CRC R311.7 for the rise, run, and handrail design.
- 4) The guardrail serving the deck will need to be detailed on the plans to verify compliance with R312 for the height, picket spacing, etc.
- 5) Provide an electrical plan to show the location of all receptacles, light switches, lights, smoke detectors and Co alarms to verify compliance with CRC and CEC. Lighting will need to be provided on the path of travel.

Thanks

Michael Stoker
Building Division Supervisor, CASp
805.781.1543



May 25th, 2015



P.O. Box 533
Cambria, CA 93428
(805) 924-1930
www.northcoastadvisorycouncil.org

Airlin Singewald
County of San Luis Obispo Planning Department
976 Osos Street #300
San Luis Obispo, CA 93408

RE: DRC2014-00110 **Avalos** APN: 023-095-037 located at 1976 Emmons Rd. Cambria.
A Minor Use Permit to add 320 square feet to an existing 357 square foot deck.

The North Coast Advisory Council met on May 20th, 2015 and unanimously approved this project as submitted, provided that 197 TDC's are purchased as required.

Respectively,

A handwritten signature in black ink, which appears to read "Bruce Fosdike", is positioned above the printed name.

Bruce Fosdike
NCAC Chairperson

BF/bf